Robert Ellis

look no further. . .







Kingfisher Close
Basford, Nottingham NG6 0BE

A DETACHED FAMILY HOME !
GUIDE PRICE £220,000 - £230,000

Guide Price £220,000 Freehold



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Robert Ellis Estate Agents are delighted to offer to the market this three-bedroom home on Kingfisher Close, Nottingham, offering well-proportioned accommodation, off-road parking, a garage and an enclosed rear garden.

Entering the property, the hallway leads into a spacious lounge with a front-facing window providing plenty of natural light. From here, access leads through to the kitchen diner, which offers a range of fitted units, an integrated oven with gas hob, space for further appliances and plenty of room for a dining table. A door opens directly onto the rear garden, making this a practical space for everyday family living.

To the first floor are three bedrooms, with the main bedroom benefiting from built-in wardrobes and additional storage. Completing the accommodation is the family bathroom, fitted with a modern suite.

Outside, the property benefits from a driveway providing off-road parking, access to the garage and gated access leading through to the rear. The enclosed rear garden features a paved patio area and provides a private outdoor space to enjoy during the warmer months.

Situated in the NG6 area of Nottingham, the property is well placed for local schools, shops and everyday amenities, making it a great option for first-time buyers, couples or families looking for a home with plenty of potential.





Entrance Hallway
Composite entrance door to the front elevation, wall mounted radiator, carpeted flooring, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge
13'9" x 15'1" approx (4.2 x 4.6 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, door leading through to the kitchen.

Kitchen Diner
13'9" x 10'2" approx (4.2 x 3.1 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, oven with four ring gas hob over with extractor hood above, tiled splashbacks, space and point for an American style fridge freezer, space and plumbing for a washing machine, wall mounted radiator, ample space for a dining table, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the rear garden.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
10'2" x 8'10" approx (3.1 x 2.7 approx)
UPVC double glazed window to the front elevation, carpeted flooring, built-in wardrobes, built-in storage cupboard, wall mounted radiator.

Bedroom Two
10'9" x 6'10" approx (3.3 x 2.1 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
10'2" x 6'6" approx (3.1 x 2.0 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom
6'10" x 5'10" approx (2.1 x 1.8 approx)
UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, wash hand basin with storage below, WC, heated towel rail, extractor fan, recessed spotlights to the ceiling.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, secure gated access to the rear of the property.

Garage

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, outdoor water tap, gated access and walled boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 10mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



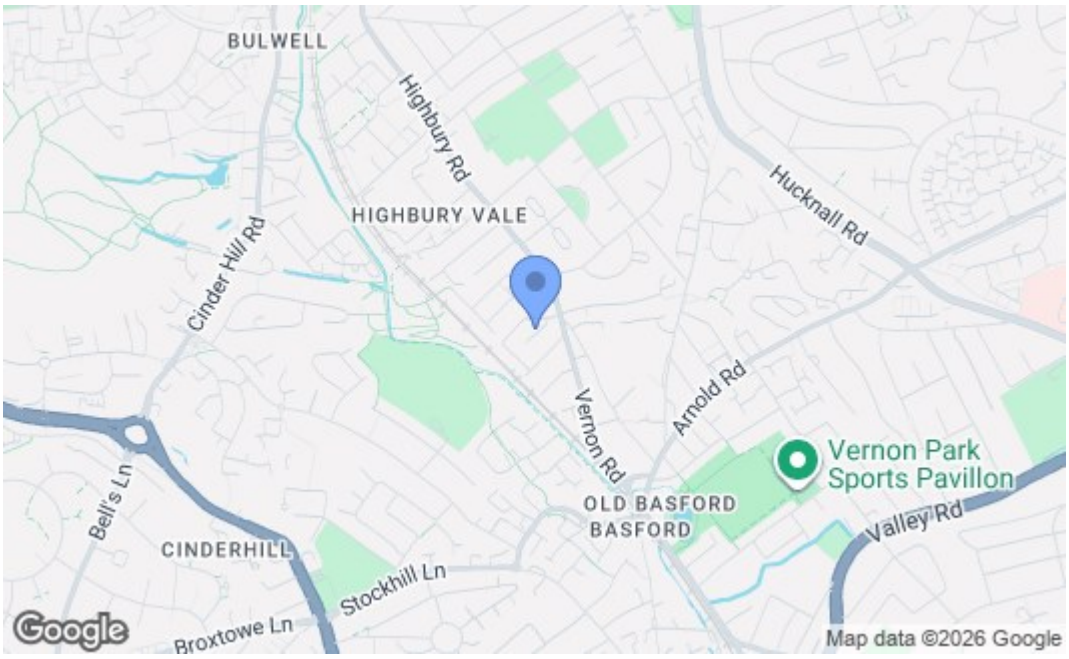


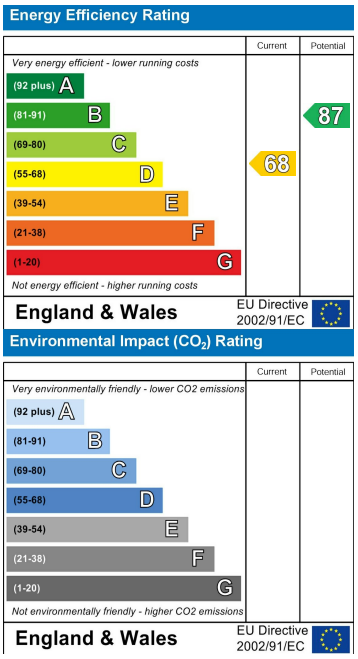












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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